

# MINUTES

## Caldwell Executive Airport

### Airport Commission

Caldwell, ID 83605

Email: [laustin@cityofcaldwell.org](mailto:laustin@cityofcaldwell.org)  
208-459-9779

Date: December 1st 2022

Time: 12:00 Noon – 1:35 PM

Location: 110 South 5<sup>TH</sup>Ave Caldwell

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**Commission Members Present:** Steve Kahn-Chairman, Vivian Ferkin, Dave Carson, Randy Neary, Timothy Elroy, Chuck Stadick City Council Rep, Brent Orton-PWD, Douglas Waterman-City Attorney, Rob Oates – Airport Manager, Lisa Austin – Airport Admin.,

**Commission Members Absent:** Red Dory

**Guests:** Toby Epler – JUB.

Visitors Greg Swanson, Rich Cridebring, Bart Goins, Stan Siewert, Gary Isaacs, Joe Efflandt, Dale Moul, Chet Pipkin, Dwaine Emmons others that didn't sign in or couldn't read signature.

Chairman Steve Kahn called the meeting to order at 12:00 pm. Steve Kahn, Item#3 Role of commission chair. I am just finishing up my second term of Chair. Couldn't find any rules on it. Send emails to who should be the next chair person. Put it up for a vote. Put as Action item on next meeting.

1. **Action-Minutes of October 7<sup>th</sup>, 2021-Airport Commission Meeting**

Motion to accept the October Minutes was made, Vivian F, second by Chuck S. Motion Passed

2. **Action Approve 2023 meeting calendar for Airport Commission-Steve Kahn Passed**

4. **Additional Airport Revenue Source discussion Steve Kahn**

Looking for additional revenue. Rent increase of hangar owners, Tie Down fees. We will still have a shortfall. Agreed to sell 5001 Aviation Way, 3 New Large Parcels Farm house, NE & NW We are still working with staff to prepare the draft. Not yet given to the development people. The airport should be looking at becoming economically self-sufficient. FAA Grant Assurance that apply to get funding. Dave C-Wants to make sure we are treating everyone the same. Rob O-As we are treating everyone the same, when the lease was created. The same method to all from the same period of time, we are within the rules.

When will the review of all the lease rates be completed. Finance department is putting in a new Lease file system. Lease rate should go up. This will help with the revenue that is needed to reduce the amount we are taking from city tax payers. We still need to come up with \$300,000 from fees or rate increase. We are not increasing CPI rates more than what the CPI rate allows. People with a legacy lease will continue until they sell, or lease expires. We are not attempting to change the lease rates that we set by CPI. New leases are subject to the City Council rate. Raising differently but is fair because it is all according to the terms of each lease. Chuck S- Did you contact FAA for what is fair?. Do feds have the right to override? Rob O-No, the feds do not have authority to change a contract that is signed. Only if there was a new law or rule by FAA that dictated something new. Exploring and looking for different rates on the Northside of the airport. Randy N-Projected 100,000 sq. ft. more leased rate land in the next few years will bring in more money. We are not to factor in the future growth going forward. Brent O-Landing fees are set on the agenda. Not for based aircraft, not for aircraft lighter than 6,000 pounds. There is a technology cost for a landing fee system. We would have less movement because of the landing fees. Federal funding would go down. 90% Paid by FAA, 2

½% Paid by Aeronautics, 7 ½% paid by the City. We need to bring a plan to City Council. We need to be able to build a fund balance and have it there ready as needed.  
Master Plan question from Tim –How are we going to get the larger aircraft to get the extended runway? 500 Operations documented in the larger aircraft design group.

5. **Follow up to Council workshop-Steve Kahn**

City Council just may hit us with landing fees if we don't have ideas on how to make up our shortfall. Workshop time scheduled for Wednesday 7<sup>th</sup> at 8:30am. We can't go to the city council without a plan, Provide them with recommendations. Our plan should include multiple years. Chuck S- Remember we would like a full time maintenance and landscape person. Commission agrees to at least raise the rates by the CPI vs nothing. All in favor.

6. **Status of appraisal/auction 5001 Aviation Way-Brent Orton**

Appraisal set for Monday 6<sup>th</sup>. Going to Downs Auction. Steve K---How much, How fast! We know what it is worth.

7. **Safety Issues-Vivian F-** Continued item to a future meeting.

8. **Announcements-Rob Oates** Snow Removal. Each time it snows, it is roughly \$10,000 to call out the snow removal contractor. If more than 1" and it plans on staying is the plan.

9 **Audience comments-** Greg Swanson-what is operational fixed cost funds vs discretionary cost. Stan S-If you want a runway extension, you pay for it. Chet P-wants to put in a RV storage to make extra money.

The meeting was adjourned at 1:29 pm.

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**Next Airport Commission Meeting: January 5th, 2023 - Noon**